152.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,700 / 785,700
					USE VALUE:	785,700 / 785,700
					ASSESSED:	785,700 / 785,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRACHOWSKI ROBERT S
Owner 2:	ALCOCK KRISTINA H
Owner 3:	
Street 1:	3 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EGNET STEPHEN & INA M -
Owner 2:	-
Street 1:	3 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,460 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6460.000	291,000	3,700	491,000	785,700
Total Card	0.148	291,000	3,700	491,000	785,700
Total Parcel	0.148	291,000	3,700	491,000	785,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.97 | /Parcel: 448.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0006-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,000	3700	6,460.	491,000	785,700	785,700	Year End Roll	12/18/2019
2019	101	FV	232,300	3700	6,460.	460,400	696,400	696,400	Year End Roll	1/3/2019
2018	101	FV	239,900	3700	6,460.	380,600	624,200	624,200	Year End Roll	12/20/2017
2017	101	FV	239,900	3700	6,460.	349,900	593,500	593,500	Year End Roll	1/3/2017
2016	101	FV	239,900	3700	6,460.	319,200	562,800	562,800	Year End	1/4/2016
2015	101	FV	226,600	3700	6,460.	313,000	543,300	543,300	Year End Roll	12/11/2014
2014	101	FV	226,600	3700	6,460.	290,900	521,200	521,200	Year End Roll	12/16/2013
2013	101	FV	226,600	3700	6,460.	276,800	507,100	507,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EGNET STEPHEN &	49449-136		5/15/2007		500,000	No	No		
EGNET STEPHEN &	48744-102		12/28/2006	Family	1	No	No		
EGNET STEPHEN/E	24852-473		9/14/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	956	Redo Bat	25,000	C				
5/2/2017	492	Porch	8,000	C				
2/12/2014	108	Renovate	11,000	C				
3/6/2013	296	Redo Kit	48,000	C				
4/8/2008	324	Redo Bat	12,200					

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	MEAS&NOTICE	BS	Barbara S
6/9/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/31/2008	Meas/Inspect	189	PATRIOT
8/6/2007	MLS	HC	Helen Chinal
12/14/1999	Inspected	243	PATRIOT
11/22/1999	Measured	270	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 100857
GIS Ref:
GIS Ref:
Insp Date: 04/30/18

!11924!

PRINT

Date	Time
12/11/20	02:03:08

LAST REV

Date	Time
11/14/19	15:44:33

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6460		Sq. Ft.	Site		0	80.	0.95	9									491,043						491,000	

Total AC/HA:	0.14830	Total SF/SM:	6460	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	491,043	Spl Credit		Total:	491,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	1.00969899
Adj $ / SQ:	157.765
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421779
Depreciation:	130752
Depreciated Total:	291028

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

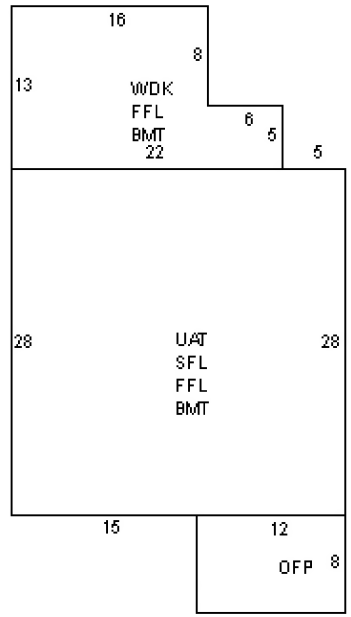
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.77
Special Features:	0	Val/Su Net:	89.07
Final Total:	291000	Val/Su SzAd	166.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	994	47.330	47,046
FFL	First Floor	994	157.770	156,819
SFL	Second Floor	756	157.770	119,271
WDK	Deck	238	10.300	2,452
UAT	Upper Attic	189	63.110	11,927
OFP	Open Porch	96	34.010	3,265
	Net Sketched Area:	3,267	Total:	340,780
Size Ad	1750	Gross Are	3834	FinArea 1750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

152.0-0006-0015.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1927	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700